



# 233 Wingrove Road

Fenham



SANDERSON  
YOUNG





## 233 Wingrove Road Fenham, NE4 9DD

Delightful Edwardian End Terraced Home Boasting an Abundance of Period Charm with Two Large Reception Rooms, Well Presented Kitchen/Diner, Utility Room and Ground Floor WC, Five Bedrooms, Two Bathrooms & a Superb Extra Wide West Facing Garden!

This substantial three storey period family home is located on the corner of Wingrove Road and Matfen Place in the desirable suburb of Fenham. Situated close to the local shops, amenities and transport links of Fenham, the property is also placed close to excellent local schooling and is only a short walk from the surrounding greenery, as well as offering easy access into Newcastle City Centre.

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**Price Guide:**  
Offers Over £425,000

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Boasting in excess of 2166 sq.ft of internal living space, the internal accommodation comprises: Entrance lobby with stained glass to the door | Wide central hallway with staircase leading to the first floor | Front living room with two bays, a beautiful period fireplace and lovely ornate cornicing | Dining room which is generous in size with glazed French doors onto the rear gardens | Kitchen/diner with storage cupboard, integrated appliances and modern cabinetry/worktops | Utility room | Ground floor WC.

The stairs then lead to the first floor split level landing and onto four bedrooms | Bedroom one with stunning period fireplace and dual aspect windows | Bedroom two is a further large double situated to the front with bay window | Bedroom three is a further double placed to the rear | Bedroom four is a single/study | Family bathroom benefitting from a four piece suite.

The stairs continue up to the second floor and onto a further large double bedroom with storage cupboard | Shower room/WC.



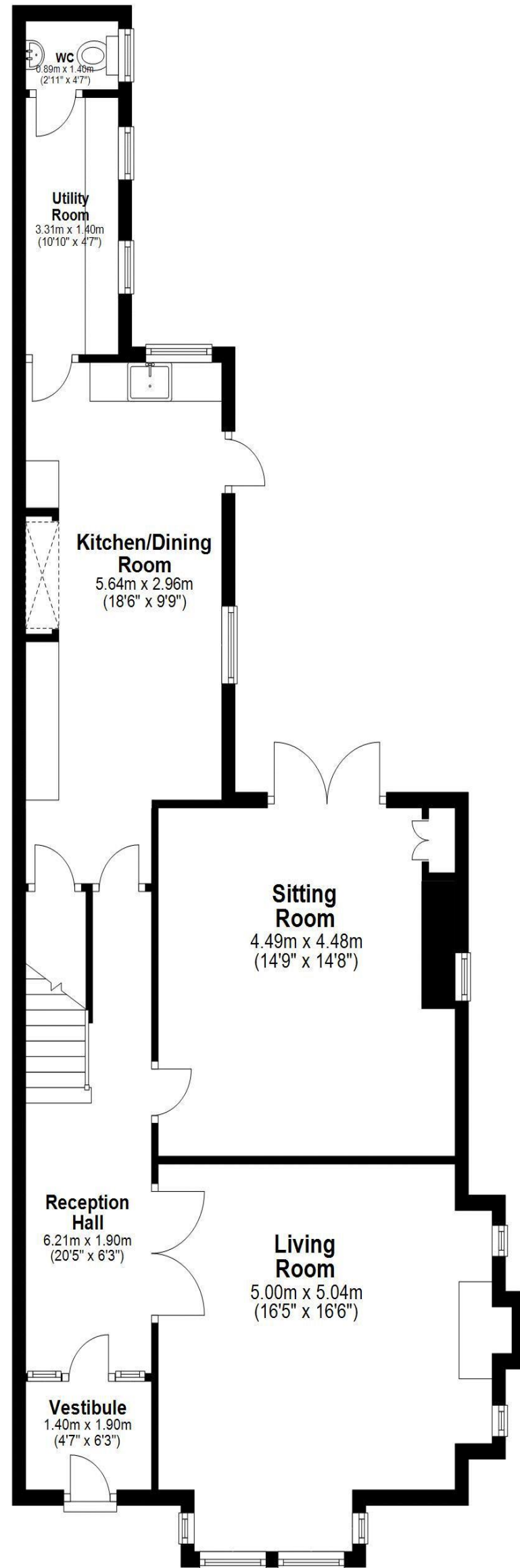
**Emma Doran**  
0191 213 0033  
[emma.doran@sandersonyoung.co.uk](mailto:emma.doran@sandersonyoung.co.uk)





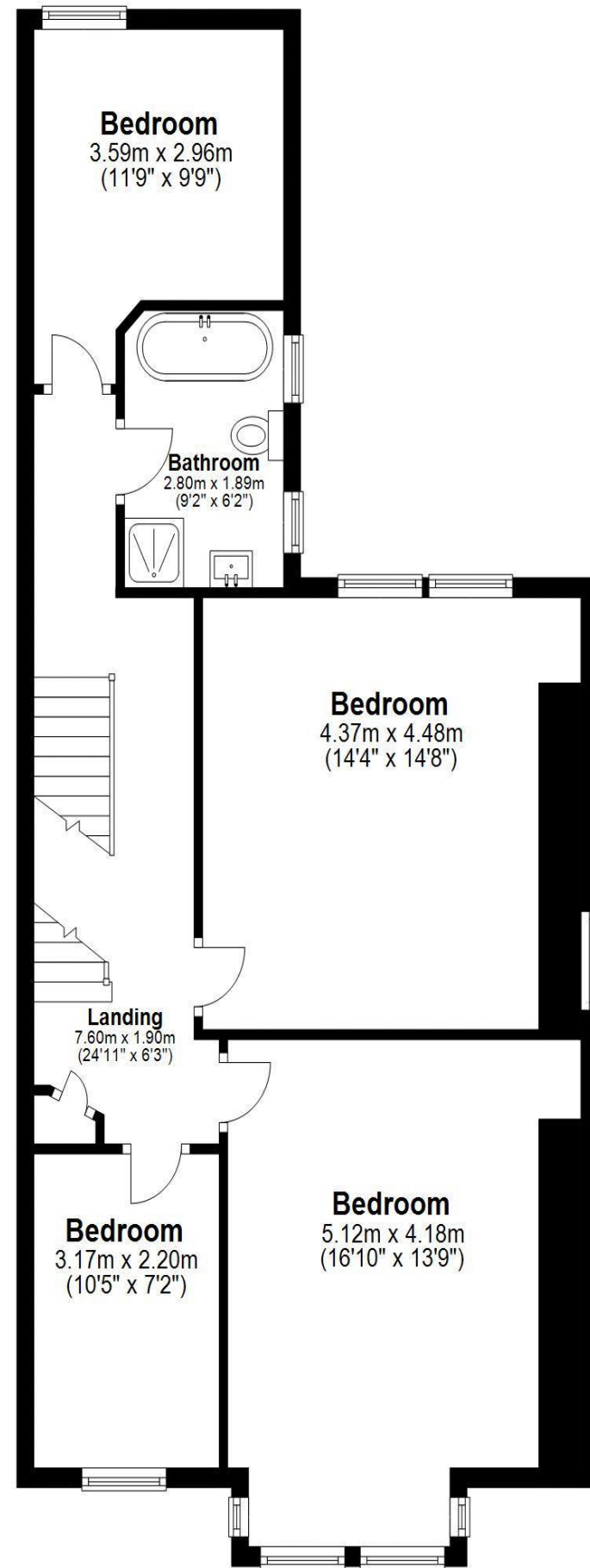
### Ground Floor

Approx. 83.6 sq. metres (900.1 sq. feet)



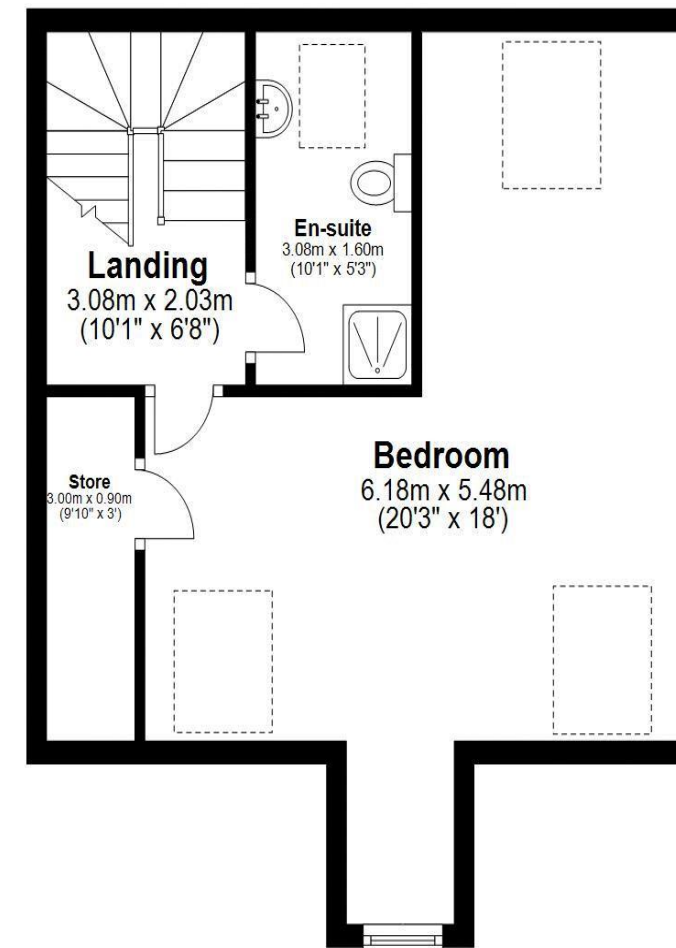
### First Floor

Approx. 75.9 sq. metres (816.6 sq. feet)



### Second Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 201.3 sq. metres (2166.5 sq. feet)

233 Wingrove Road, -



Externally, the property enjoys a lovely raised town garden that is placed to the front with mature and well stocked borders and dwarf walled boundaries.

To the rear is a beautiful walled west facing courtyard garden with separate store. The rear garden is laid predominantly to artificial lawn with plantation borders offering a great degree of privacy.

Well presented throughout, with gas 'Combi' central heating, this superb and extensive family home simply demands an early inspection and internal viewings are deemed essential to fully appreciate the size and quality of accommodation on offer.

Services: Mains electric, gas, water & drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating E





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